



40 Longacre

Plympton, Plymouth, PL7 4RQ

£315,000



Wonderfully presented family home, situated in a quiet cul-de-sac in the popular Woodford area, with easy access to local schools. The accommodation briefly comprises an entrance porch & hall, lounge & separate dining room, kitchen and downstairs wc whilst upstairs there are 3 generous bedrooms & a 4-piece family bathroom. Outside the property benefits from a driveway providing ample off-road parking & a garage, with a garden to the front & a fully-enclosed rear.



LONGACRE, PLYMPTON, PLYMOUTH PL7 4rQ

ACCOMMODATION

Obscured uPVC double-glazed door opening into the entrance porch.

ENTRANCE PORCH 5'3" x 3'6" (1.62 x 1.09)

Wooden door with inset patterned glass, opening into the entrance hall. Obscured uPVC double-glazed window to the front elevation. Wooden-framed window looking into the entrance hall.

ENTRANCE HALL 14'1" x 5'10" (4.30 x 1.8)

Doors providing access to the dining room, kitchen and downstairs wc. uPVC double-glazed window to the side elevation. Stairs ascending to the first floor landing.

LOUNGE 13'6" x 12'4" (4.12 x 3.77)

Squared inset fireplace set onto a polished stone hearth. uPVC double-glazed windows to the front elevation. Open plan access into the dining area.

DINING ROOM 12'9" x 9'10" (3.91 x 3.01)

Serving hatch. uPVC double-glazed patio doors opening to the garden.

KITCHEN 9'3" x 8'4" (2.84 x 2.55)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged laminate worktop with an inset 5-burner gas hob and stainless-steel extractor over. Integrated oven and dishwasher. Spaces for a washing machine and an upright fridge/freezer. Dual aspect with uPVC double-glazed windows to the side and rear elevations. Obscured uPVC double-glazed door opening to the garden.

DOWNSTAIRS WC 4'9" x 2'5" (1.45 x 0.74)

Close-coupled wc and a wall-mounted wash handbasin with mixer tap. Obscured uPVC double-glazed window to the side elevation.

FIRST FLOOR LANDING 8'0" x 6'10" (2.44 x 2.09)

Doors providing access to the first floor accommodation. Up-&-over hatch providing access to the loft. uPVC double-glazed window to the side elevation.

BEDROOM ONE 13'6" x 11'6" (4.12 x 3.51)

Built-in wardrobe with a mirrored sliding door. uPVC double-glazed window to the front elevation.

BEDROOM TWO 12'10" x 11'5" (3.92 x 3.50)

uPVC double-glazed window to the rear elevation.

BEDROOM THREE 9'11" x 6'11" (3.03 x 2.11)

uPVC double-glazed window to the front elevation.

BATHROOM 8'0" x 6'10" (2.46 x 2.09)

Fitted with a matching suite comprising a corner unit with mains-fed shower and additional waterfall attachment, free-standing bath with mixer tap, wall-mounted wash handbasin with mixer tap and storage beneath and close-coupled wc. Stainless-steel heated towel rail. Extractor. Obscured uPVC double-glazed window to the rear elevation.

GARAGE 20'4" x 9'7" (6.21 x 2.94)

Up-&-over door. Power and lighting. uPVC double-glazed window to the rear elevation. Courtesy door opening to the garden.

OUTSIDE

The property is approached via a slabbed walkway bordered by an area of lawn, a raised planter with mature shrubs and slate chippings. A driveway runs alongside through to the garage. A wooden gate provides access to the fully-enclosed rear garden which incorporates paved patio areas leading and an area laid to lawn. Outside power. Outside tap.

COUNCIL TAX PCC

Plymouth City Council

Council Tax Band: C

PLYMPTON SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

WHAT3WORDS

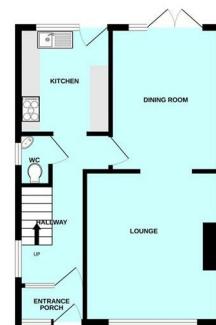
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Area Map

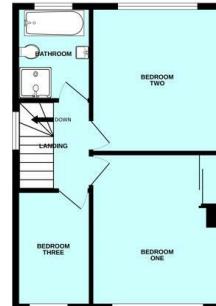


Floor Plans

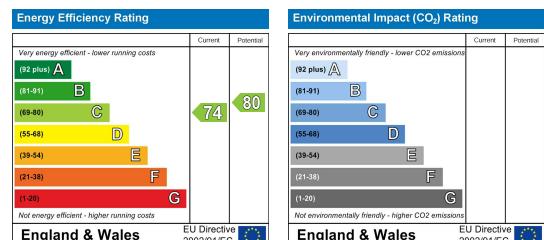
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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